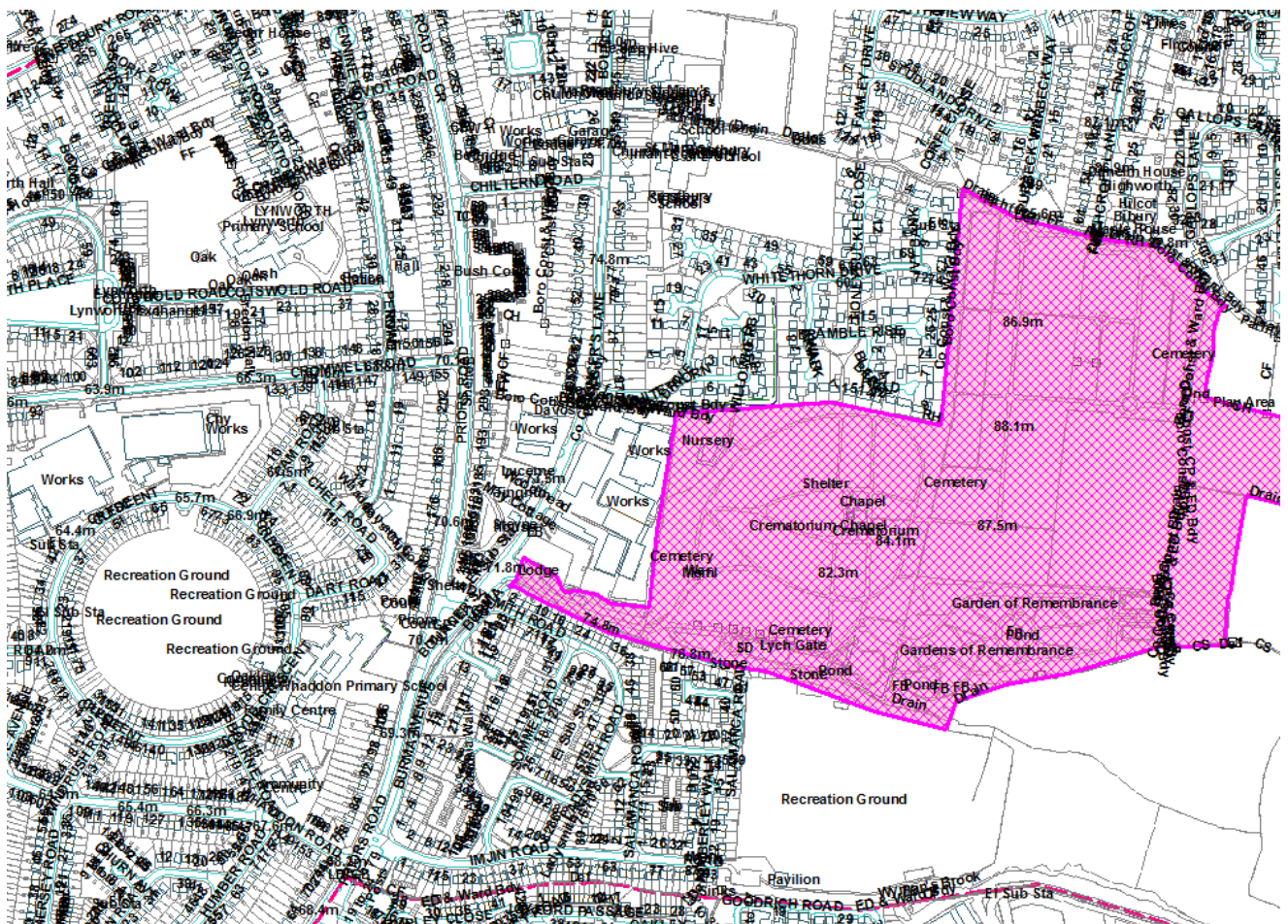


APPLICATION NO: 15/01859/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 24th October 2015	DATE OF EXPIRY:
WARD: Oakley Ward	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Cheltenham Cemetery And Crematorium Bouncers Lane Cheltenham
PROPOSAL:	Proposed change of use of an area of land to the east of the cemetery for burial and cremation purposes and the erection of fencing

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application seeks planning permission for a change of use of two fields which adjoin the existing Cemetery and Crematorium which is located off Bouncer's Lane.
- 1.2 The land is owned by Cheltenham Borough Council and was acquired for the purposes of future cemetery use in 1945, but an application has not been made to change the use of this land to date. The application has been submitted as Cheltenham Cemetery currently has burial capacity for approximately 10 years within its existing boundaries and therefore there is a requirement to plan for future needs.
- 1.3 The proposal is a cross boundary application which is also being considered by Tewkesbury Borough Council. Essentially, all of the land to which the change of use relates lies within the administration of TBC, however the red line of the application site extends to the public highway, which relates to land within Cheltenham Borough Council's administrative boundary.
- 1.4 Due to the nature of the site spanning two administrative boundaries, the application being considered by CBC will relate only to the suitability of the access arrangements.
- 1.5 The application is before Committee as Cheltenham Borough Council is both the landowner and the applicant.
- 1.6 The recommendation is to permit this application. The officer comments section of this report will follow by way of an update.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

85/00792/LS 22nd August 1985 PER

Thomas Champion Tomb Cheltenham Gloucestershire - Partial Demolition Of Tomb Of Thomas Champion (Listed Grade 11)
To Make Safe Prior To Stabilisation Work

85/01301/PF 23rd January 1986 PER

Cheltenham Cemetery and Crematorium Cheltenham Gloucestershire - Erection Of Diggers Shed

86/01407/PF 22nd January 1987 PER

Extension Of Garden Implement Shed And Groundsmen's Store

90/01167/PO 13th December 1990 PER

Erection Of New Crematorium Complex

91/00643/RZ 1st August 1991 PER

Erection Of New Crematorium With Car Park

93/00876/PF 21st October 1993 PER

Proposed Toilet For The Disabled And Conversion Of Bearers Room To Staff Mess Room

94/00090/PF 24th March 1994 PER

Insertion Of Glazed Doors In Tower Entrance, Formation Of Ramped Entrance To Chapel South Door And Erection Of Office In Integral Courtyard. (Revised Scheme)

94/00096/LA 28th March 1994 WDN

Modification To Internal Layout Of Existing Crematorium Chapel And Small Attendants Office

94/00882/PF 17th November 1994 PER

Alterations To Upgrade The Existing Cremator Equipment With New To Comply With The Requirements Of The Environmental Protection Act

94/00885/LA 17th November 1994 PER

Internal And External Alterations To Upgrade The Existing Cremator Equipment With New To Comply With The Requirements Of The Environmental Protection Act

99/00534/COU 29th July 1999 PER

Extension To Burial Ground (Including Formation Of Roads And Footways)

10/00960/FUL 22nd July 2010 PER

Provision of a pedestrian footpath

11/00921/FUL 11th August 2011 NOTREQ

Installation of new cremators, abatement and ancillary equipment including associated building works

11/00922/LBC 3rd October 2011 GRANT

Installation of 2 new cremators

11/01500/FUL 21st November 2011 PER

Installation of adiabatic air blast cooler as part of the new cremator installation

11/01501/LBC 21st November 2011 GRANT

Installation of adiabatic air blast cooler as part of the new cremator installation

13/00774/LBC 17th September 2013 GRANT

Proposed new and replacement signage

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

TP 1 Development and highway safety

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Tree Officer

24th November 2015

No comment.

County Archaeology

3rd November 2015

In connection with the above planning application I wish to make the following observations regarding the archaeological implications of this scheme.

I advise that I have checked the proposed development area against the County Historic Environment Record, and there is no evidence for any previous archaeological investigation there. However, the wider locality is known to contain extensive archaeological remains relating to prehistoric and Roman activity and settlement. Such archaeological remains are often covered, and so masked from view, by medieval and modern plough soils.

Against that background, and in view of the large size of the application site (c 2.5 ha), I have a concern that significant archaeological remains relating to prehistoric and Roman activity and settlement may be present within the proposed development area, and that any such remains would be adversely affected by ground works and intrusions required for the use of this land as a cemetery.

Therefore, in accordance with the NPPF, paragraph 128, I recommend that in advance of the determination of this planning application the applicant should provide the results of an archaeological field evaluation which describes the significance of any archaeological remains contained within the site and how these would be affected by the proposed development.

I look forward to advising you further when this information is made available.

Gloucestershire Centre For Environmental Records

9th November 2015

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	14
Total comments received	1
Number of objections	0
Number of supporting	1
General comment	0

- 5.1 Fourteen letters have been sent to neighbouring properties and one response has been received in support of the proposal. Two site notices have also been displayed surrounding the site.

6. OFFICER COMMENTS

- 6.1 Officer comments to follow by way of an update.